

## LAND USE

### 205 Attachment 5

#### Township of North Brunswick

#### Appendix E Bifurcated D Variance Checklist (To be completed by applicant)

Application for Approval of Variance Requested Pursuant to N.J.S.A. 40:55D-70d Where No Site Plan or Subdivision Application Accompanies the Variance Application

	Submitted	Waiver Requested	N/A	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plot plan or survey accurately depicting the property in question and all structures appurtenant.
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sketch of proposed improvements on the plot plan, including accurate measurements of distance to all property lines.
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show all required yard setbacks as per Land Development Zoning Ordinance and yard setbacks proposed.
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Computation of percentage of lot coverage, existing and proposed.
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Additional information on plans pertaining directly to on-site parking, if required, and any required landscaping or buffering.
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clear statement of reasons for need of variance.
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sections of Zoning Ordinance involved.
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completion of application form.
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Payment of all fees.
10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satisfaction of all notice and publication requirements.
11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Photos of the property in the location of the proposed improvements.
12.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Architectural sketches of proposed improvements.

Site Plan information as follows: (Note: For details of all submissions, see Article VII. Applicant shall check off all items as: submitted, not applicable or waiver requested.)

Scale:

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	Submitted	Waiver Requested	N/A	
13.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 inch = 50 feet (40 or fewer acres).
14.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 inch = 100 feet (over 40 acres).
Size:				
15.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8 1/2 inch x 14 inch.
16.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15 inch x 21 inch.
17.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24 inch x 36 inch.
18.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	30 inch x 42 inch.
Drawings submitted:				
19.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title sheet.
20.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site survey and layout plan.
21.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage plan. <b>[NO NEW IMPERVIOUS]</b>
22.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape plan.
23.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting plan.
Key map.				
Title block.				
24.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of development, municipality and county.
25.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and address of developer.
26.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale.
27.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of preparation.
28.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name, address, signature and license number of the professional engineer and other professionals who prepared the drawing.
29.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Graphic scale and North arrow.
30.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Revision box.
31.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All existing tract boundary or lot lines.

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	Submitted	Waiver Requested	N/A	
32.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing block and lot number(s) of the lot(s) to be developed as they appear on the municipal tax map.
33.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and addresses of the owner or owners of record and the names and addresses of all property owners within 200 feet of the extreme limits of the tract.
34.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot and block number of each bordering lot.
35.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Municipal boundaries within 200 feet of the tract and the names of the adjoining municipalities.
36.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zoning district boundaries affecting the tract.
37.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The location of any portion which is to be developed in relation to the entire tract.
38.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Acreage of the tract to be developed to the nearest tenth of an acre.
39.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locations of all existing structures showing front, rear and side yard setback distances.
40.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indication of whether existing structures and uses will be retained or removed.
41.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The location of all existing utility rights-of-way and easements.
42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The names, exact location and width along the property line of all existing streets, recorded streets, or streets shown on an official map or Master Plan of the Township within the tract and within 200 feet of it.
43.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All existing watercourses, including lakes and ponds, and drainage right-of-way within the tract or within 200 feet thereof.
44.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unique natural features or historic sites or structures within the tract and within 200 feet thereof.
45.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A sketch of the proposed layout or disposition of remaining land, if any.

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	Submitted	Waiver Requested	N/A	
46.	<u>✓</u>	<u>      </u>	<u>      </u>	The location of all proposed buildings, structures, signs and lighting facilities, together with all dimensions necessary to confirm conformity to this chapter.
47.	<u>✓</u>	<u>      </u>	<u>      </u>	The location and design of any off-street parking areas or loading areas, showing size and location of bays, aisles and barriers.
48.	<u>✓</u>	<u>      </u>	<u>      </u>	All means of vehicular access and egress to and from the tract or site onto public streets, showing the size and location of driveways, curb cuts, traffic signs, signals, channelization, acceleration and deceleration lanes.
49.	<u>      </u>	<u>      </u>	<u>✓</u>	Letters from private utility company(ies) stating that service will be available for proposed use. <b>[NO NEW UTILITIES]</b>
50.	<u>      </u>	<u>✓</u>	<u>      </u>	Environmental impact assessment.
51.	<u>      </u>	<u>✓</u>	<u>      </u>	Traffic impact report.

# LAND USE

## 205 Attachment 1

### Township of North Brunswick

#### Appendix A Site Plan Completeness Checklist (To be completed by applicant) [Amended 5-15-2006 by Ord. No. 06-09]

	Submitted	Waiver Requested	N/A	
1.	_____	_____	_____	Original and 14 copies of application forms.
2.	_____	_____	_____	Application form signed and notarized.
3.	_____	_____	_____	Owner consent.
4.	<u>✓</u>	_____	_____	15 complete sets of plans (site plan, lighting, details, etc.) shall be submitted, together with 15 reduced copies of plans measuring 11 inches by 17 inches.
5.	_____	_____	_____	Application fee.
6.	_____	_____	_____	Escrow fee.
7.	_____	_____	_____	Signed escrow transmittal form.
8.	_____	_____	_____	Signed authorization form.
9.	_____	_____	_____	Three complete "Tax and Assessment Payment Report" forms which will be forwarded to the Collector of Revenue office for verification that no delinquent taxes or assessments are due.
10.	<u>✓</u>	_____	_____	Survey of property which is less than 1 year old prepared by a New Jersey Licensed Land Surveyor showing:  a. Boundaries of the property. b. Building and setback lines and the lines of all existing streets, roads, reservations, easements, rights-of-way and areas dedicated to public use, within 200 feet of the property. c. Title, reference meridian, scale. d. Name and address of record owner. e. Name, address, professional license number and seal of the surveyor who prepared the survey.

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The following shall be on the plans submitted:

	Submitted	Waiver Requested	N/A	
11.	<u>✓</u>	_____	_____	Key map showing site and its relation to surrounding area. Map shall be at a scale of not less than one inch equals 1,000 feet. Names of all streets and Township boundaries within 500 feet shall be shown.
12.	<u>✓</u>	_____	_____	Plans certified by appropriate professional as stipulated by N.J.S.A. 45:8, N.J.A.C. 13:40-7.1 et seq.
13.	<u>✓</u>	_____	_____	Date (of original and revisions), scale, and North arrow.
14.	<u>✓</u>	_____	_____	Zone data, including zone district and tax map block, lot and street number.
15.	<u>✓</u>	_____	_____	Location of all existing and proposed buildings or structures with spot elevations.
16.	<u>✓</u>	_____	_____	Names of all owners of record of all adjoining property, and property directly across the street or streets from the property involved, and the block and lot numbers of all the property shown on the plan.
17.	<u>✓</u>	_____	_____	Existing and proposed contours at 1-foot intervals based on National Geodetic Vertical Datum 1929 to determine general slope and natural drainage of the land. Where necessary to evaluate drainage, the Board shall require contours to be shown for all lands within 200 feet of the property in question.
18.	_____	_____	<u>✓</u>	Existing and proposed easements.
19.	<u>✓</u>	_____	_____	The location of all existing watercourse, wooded areas, rights-of-way, streets, roads, highways, freeways, railroads, canals, rivers, buildings, structures or any other feature directly on the property or beyond the property if such feature has an effect upon the use of said property.
20.	<u>✓</u>	_____	_____	All existing schools and zoning district boundaries within 200 feet of the property. Such features shall be shown on a separate map or as a key map on the detailed map itself.

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	Submitted	Waiver Requested	N/A	
21.	<u>      </u>	<u>      </u>	<u>✓</u>	The distances, as measured along the center lines of existing streets abutting the property to the nearest intersection with any public street.
22.	<u>✓</u>	<u>      </u>	<u>      </u>	Location of existing edge of pavement and proposed edge of pavement of all roadways abutting site.
23.	<u>      </u>	<u>✓</u>	<u>      </u>	Location of all existing and proposed storm drainage structures and utility lines, including telephone, power, water, sewer, gas, etc., whether publicly or privately owned, with pipe sizes, grades and direction of flow.
24.	<u>✓</u>	<u>      </u>	<u>      </u>	Proposed use or uses of land and buildings, including outdoor storage.
25.	<u>✓</u>	<u>      </u>	<u>      </u>	Size and location of all driveways and curb cuts.
26.	<u>✓</u>	<u>      </u>	<u>      </u>	Cross sections and construction details of all streets, pavement, curb, sidewalks and walkways.
27.	<u>✓</u>	<u>      </u>	<u>      </u>	Parking and loading layout.
28.	<u>✓</u>	<u>      </u>	<u>      </u>	Total number of parking or loading spaces.
29.	<u>✓</u>	<u>      </u>	<u>      </u>	Dimensions of parking or loading spaces, aisles and parking islands.
30.	<u>      </u>	<u>      </u>	<u>      </u>	Interior traffic and pedestrian circulation.
31.	<u>✓</u>	<u>      </u>	<u>      </u>	Percent total impervious coverage.
32.	<u>✓</u>	<u>      </u>	<u>      </u>	Percent total building coverage.
33.	<u>✓</u>	<u>      </u>	<u>      </u>	Building dimensions.
34.	<u>✓</u>	<u>      </u>	<u>      </u>	Area, finished floor elevation and height of proposed and existing building or structures.
35.	<u>✓</u>	<u>      </u>	<u>      </u>	Preliminary architectural plans for proposed buildings, including building elevations (each side) indicating materials and colors to be used in construction, height and general design or architectural styling.
36.	<u>      </u>	<u>✓</u>	<u>      </u>	Location, direction of illumination and intensity of all outdoor lighting. Type if fixture and height of lighting area to be indicated and isolux lines are to be superimposed on the plan.

**[EX LIGHTS TO REMAIN]**

# NORTH BRUNSWICK CODE

	Submitted	Waiver Requested	N/A	
37.	<u>      </u>	<u>      </u>	<u>✓</u>	Manufacturer's catalogue cut sheet for proposed lighting.
38.	<u>      </u>	<u>      </u>	<u>✓</u>	The location, size, materials, illumination and construction details of existing and proposed signs.
39.	<u>      </u>	<u>      </u>	<u>✓</u>	Existing and proposed screening and landscaping, including a planting plan, with quantity, species, caliper and location of planting noted in accordance with § 205-106.
40.	<u>      </u>	<u>      </u>	<u>✓</u>	The location of and identification of proposed open spaces, parks or other recreation areas.
41.	<u>✓</u>	<u>      </u>	<u>      </u>	Name, address, professional license number and seal of the architect, engineer, planner or surveyor preparing the site plan.
42.	<u>      </u>	<u>      </u>	<u>✓</u>	Refuse enclosure location and detail.
43.	<u>      </u>	<u>      </u>	<u>✓</u>	Fencing detail.
44.	<u>      </u>	<u>      </u>	<u>✓</u>	Percolation test and soil log results (if applicable) certified by New Jersey Licensed Professional Engineer.
45.	<u>      </u>	<u>      </u>	<u>✓</u>	Soils Report, including location of seasonal high ground water table.
46.	<u>      </u>	<u>      </u>	<u>✓</u>	Evidence of soil erosion and sediment control plan submittal to Freehold Soil Conservation Service (if soil disturbance meets or exceeds 5,000 square feet).
47.	<u>      </u>	<u>      </u>	<u>✓</u>	Evidence of submittal to New Jersey Department of Transportation for Access Permit and Drainage Permit (Routes 1, 27 and 130 properties only).
48.	<u>      </u>	<u>      </u>	<u>✓</u>	Traffic study, including anticipated traffic volumes, capacity of existing or proposed roads traffic impact on road network and need for traffic improvements.
49.	<u>      </u>	<u>      </u>	<u>✓</u>	Evidence of submittal to New Jersey Department of Environmental Protection for stream encroachment permit (if applicable).



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	Submitted	Waiver Requested	N/A	
50.	_____	_____	<u>✓</u>	A Letter of Interpretation from New Jersey Department of Environmental Protection Freshwater Wetlands Division, including evidence that notice was given to the Municipal Clerk pursuant to N.J.S.A. 13:9B. If the New Jersey Department of Environmental Protection deems that wetlands are present, or the applicant does not receive a response to its request for a Letter of Interpretation, the applicant shall show such areas on a survey of the property, prepared by a Licensed Surveyor of the State of New Jersey.
51.	_____	_____	<u>✓</u>	Evidence of submittal to Middlesex County Planning Board (if on county road or involving county drainage structure).
52.	_____	_____	<u>✓</u>	Stormwater Management Report.
53.	_____	_____	<u>✓</u>	Statement of the steps to be taken by the applicant to eliminate any drainage problems which may be caused by the development of the site and to mitigate impact from prior upstream development.
54.	_____	_____	_____	Copy of any protective covenants or deed restrictions that are intended to cover all or any part of the tract.
55.	_____	_____	_____	"Letter of Intent" detailing size of proposed building, proposed use, number of tenants, number of employees, anticipated hours of operation, traffic, etc. for multifamily residential developments. The applicant shall determine whether the dwelling units are going to be offered for sale, for rent or for both sale and rent.
56.	_____	_____	<u>✓</u>	Such other items and information pertaining to the site as the Planning and Engineering Departments reasonably determine would be necessary or helpful to the Planning or Zoning Board in reviewing the application.
57.	_____	_____	<u>✓</u>	Staging plan for any area that will be developed in stages, a total development plan must be submitted in accordance with this section.

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	Submitted	Waiver Requested	N/A	
58.	_____	_____	<u>✓</u>	Location of 100-year flood limit as depicted on current State of New Jersey, Department of Environmental Protection, Bureau of Flood Plain Management, Delineation of Floodway and Flood Hazard Area Map. If stream has not been studied, then a copy of the application for floodplain delineation to NJDEP Land Use Regulation Program should be provided, if applicable.